



For Lease 40204 - 40206 Industrial Park Circle

GEORGETOWN, TX



+/- 14,284 SF FOR LEASE — CALL FOR DETAILS

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

PRESENTED BY:

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@kwcommercial.com
TX #624525

Property Summary



PROPERTY DESCRIPTION

LOCATION, LOCATION, LOCATION! - FOR LEASE- Call for Details.

Situated in the strong demographic area of Georgetown, Texas, at the crossroads of the Texas Triangle, this 14,284 SF light industrial building is just a short 20-mile commute to the new \$25 Billion Samsung Development. Benefitting from an ideal location, Georgetown's strategic position within the Texas Triangle provides unparalleled access to major markets, suppliers, and distribution networks.

Crossley Commercial is proud to list a prime light industrial property that not only boasts an unbeatable location but also offers 3-phase electric power to its users, catering to the unique needs of industrial enterprises. 40204 Industrial Park Circle provides an excellent location for owner-occupants looking to purchase and/or lease a one-of-a-kind light industrial flex building that has (5) grade-level doors, (1) dock-high doors, and 3-phase electric. The building sits on .72AC and was constructed in 1981.

OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	0.72 AC
Building Size:	14,284 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	898	24,980	60,295
Total Population	2,600	66,214	169,442
Average HH Income	\$73,077	\$95,852	\$107,380



Property Description

PROPERTY DESCRIPTION

BULLETS:

- 5 Grade-Level Doors
- 1 Dock High Door
- Clear Height: 18'-20'
- 3-phase electric power.

- 2,500 SF Office Space
- 2 Restrooms
- Breakroom
- 4 - 6 Offices
- Open Conference Room
- Over 19 Parking Spots

Versatile Industrial Space: This property offers an adaptable and expansive industrial space that can be customized to meet the specific demands of your business. This property can cater to: — operations in the fields of manufacturing, warehousing, or distribution. Businesses in the contracting, HVAC, e-commerce, landscaping, service, plumbing, and manufacturing industries would considerably benefit from this opportunity in a fantastic location.

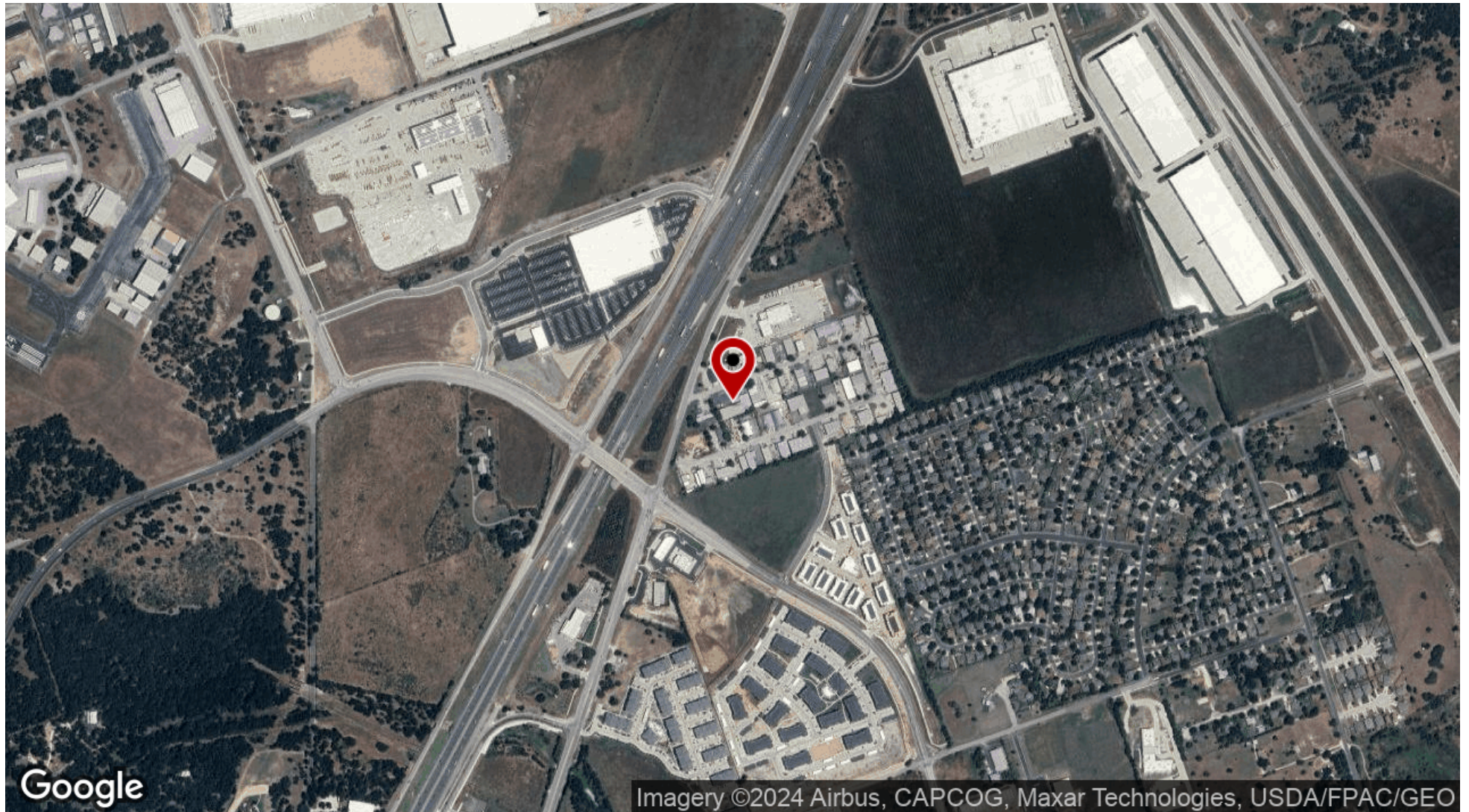
Thriving Georgetown: Beyond its strategic location, Georgetown offers a vibrant and welcoming community, excellent educational institutions, and a thriving local economy, making it an ideal place to establish or expand your business.

LOCATION DESCRIPTION

- The property is:
- Seconds away from IH-35!
- South of the future CellLink site!
- Less than 2 miles from Georgetown Municipal Airport!
- 30 minutes to the Tesla Gigafactory!
- 28 minutes to the \$25 billion Samsung site!



Aerial Map

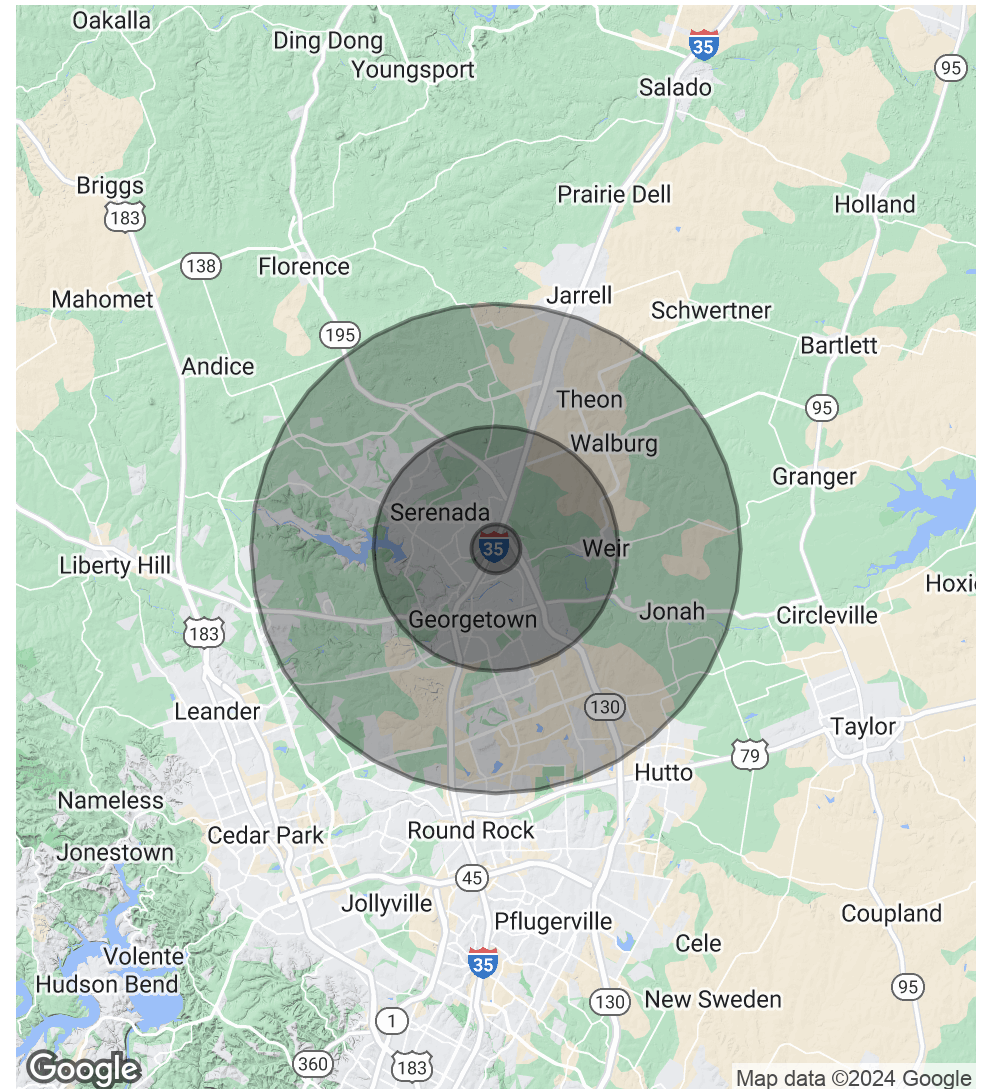


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,600	66,214	169,442
Average Age	41.6	44.2	41.0
Average Age (Male)	38.0	42.2	39.7
Average Age (Female)	44.5	45.3	41.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	898	24,980	60,295
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$73,077	\$95,852	\$107,380
Average House Value	\$215,901	\$282,008	\$302,037

* Demographic data derived from 2020 ACS - US Census



Information About Brokerage Services

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty/SGMM LTD	486695	klrw241@kw.com	(512)255-5050
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Designated Broker of Firm	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Frances Crossley	624525	frances@kwcommercial.com	(512)751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

KW Commercial WBC's Division-Keller Williams Realty-RR, 2389 Reed Rock TX 76644 Phone: 5127519884 Fax: 5128973484 IABS 1-0 Date
 Frances Crossley Produced with Lone Wolf Transactions (zipform Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwreal.com Frances Crossley

